

CITY OF GAITHERSBURG
31 South Summit Avenue
Gaithersburg, Maryland 20877

MINUTES
HISTORIC DISTRICT COMMISSION MEETING
December 6, 2012
Council Chambers, City Hall

I. CALL TO ORDER

Time:

Chair Chris Kirtz called the meeting to order at 7:30 P.M.

Commissioners Present:

Arkin, Richard
Feinstein, Marc
Kirtz, Chris (Chair)
La France, Mary Jo
McCutcheon, John (Alternate)
Roddy, John (Vice Chair)
Ventola, Dean
Weich, Ruthzaly

Commissioners Absent:

None

Planning and Code Administration Staff Present:

Bowling, Matt (Planner and Liaison to the Historic District Commission)
Pruss, Lauren (Planning Director)

Historic District Commission's Opening Statement

Chair Chris Kirtz read the Opening Statement, as follows: "this Commission is empowered to meet and act under Article XII of the City Code of Gaithersburg. The technical qualifications of the staff of this Commission and the members of the Commission are on file with the City of Gaithersburg, are available on request to any applicant, and are hereby made a part of the legal record of each and every application heard today. Each application heard today is considered on its own merits and is not to be considered as establishing a precedent for any other application."

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II. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

Motion was made by Commissioner La France, seconded by Commissioner Ventola, to approve the minutes of the December 6, 2012, Historic District Commission regular meeting as amended.

Motion carried by a 5-0-3 vote (Chair Kirtz, Commissioner Arkin, Commissioner McCutcheon abstained).

III. HISTORIC AREA WORK PERMIT REVIEWS

None

IV. Courtesy Reviews

AFP-1544-2012: 20 Maryland Avenue, Realty Park - Amendment to Final Plan
Application: AFP-1544-2012, Second-Story Deck Enclosure.

The Historic District Commission of the City of Gaithersburg (HDC) made the following recommendations to the City of Gaithersburg Planning Commission on the proposed second-story deck enclosure for 20 Maryland Avenue, a two-and-one-half-story Colonial Revival building located in the subdivision of Realty Park:

1. Elevations should be revised to ensure accuracy.

The cutback of the eave as depicted on A6 is not accurate. How the existing eaves will interact with the proposed deck enclosure is not clearly delineated on the drawings.

The proportion and location of the six-light windows, currently located within the gable end of the building's north elevation, is not accurately depicted on A6

2. Fenestration should remain consistent.

The style, size, and location of windows on the proposed deck enclosure should remain consistent with the existing fenestration pattern.

3. Attention should be paid to how the stucco is treated/finished.

The treatment of the stucco, in particular, how it will relate to the detailing of windows on the proposed deck enclosure, will be an important element of the proposed project to further illustrate and define.

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4. **Suggested the introduction of verticality to the project in order to break-up horizontality**

A vertical element, such as wood, square porch supports/pilasters, added to the existing stone posts on the second story would help convey the tectonics of the building, breaking up the building's horizontality and integrating verticality to the project.

V. Demolition Permit Application Reviews

DEMO-1855-2012: 16 Chestnut Street, Montgomery County Agricultural Fairgrounds - Two Pole Barns (Barn #10 and Barn #12).

The HDC conducted a review for Demolition Permit Application: DEMO-1855-2012 (16 Chestnut Street), acting in full accordance with and pursuant to §24-231 of *The City Code* (moratorium on alteration or demolition).

Motion made by Commissioner Arkin, seconded by Commissioner Roddy to vote against directing the City Manager to withhold issuance of the demolition permit. Finding that the two pole barns did not meet the criteria for historic designation as defined in §24-226 of *The City Code*.

Motion carried by an 8-0 vote.

DEMO-1962-2012: 309 South Frederick Avenue - Single-Family Detached Home - One-and-One-Half-Story, Colonial Revival/Cape Cod Style Home Built Circa 1940.

DEMO-1967-2012: 307 South Frederick Avenue - Single-Family Detached Home - One-Story, Rambler/Ranch Style Home Built Circa 1952.

Having noted that he previously made clear his opinion on the potential redevelopment of this portion of Frederick Avenue, Commissioner Roddy recused himself from the review of the Demolition Permit Applications and stepped away from the dais. Alternate Commissioner McCutcheon participated in the review of the Demolition Permit Applications.

The HDC conducted a review for Demolition Permit Application: DEMO-1962-2012 (309 South Frederick Avenue) and DEMO-1967-2012 (307 South Frederick Avenue), acting in full accordance with and pursuant to §24-231 of *The City Code* (moratorium on alteration or demolition).

Motion made by Commissioner Feinstein, seconded by Commissioner Arkin, to vote against directing the City Manager to withhold issuance of the demolition permits. Finding that the single-family detached homes at 307 South Frederick Avenue and at 309 South Frederick

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Avenue do not meet the criteria for historic designation as defined in §24-226 of *The City Code* (designation of historic districts and historic sites; criteria).

Motion carried by an 8-0 vote.

VI. UPDATES

Planner Bowling provided the Commission with updates on a number of topics including:

- National Historic Preservation Month 2013
- 150th Anniversary of the Civil War in Gaithersburg 2013/2014
- Gaithersburg Annual Historic Preservation Awards
- Screening of *The Greenest Building*
- Annual Training Requirement - Joint Training Hosted by the City of Rockville

VIII. ADJOURNMENT

Motion made by Commissioner Roddy, seconded by Commissioner McCutcheon, to adjourn the meeting at 9:22 P.M.

Motion passed by an 8-0 vote.